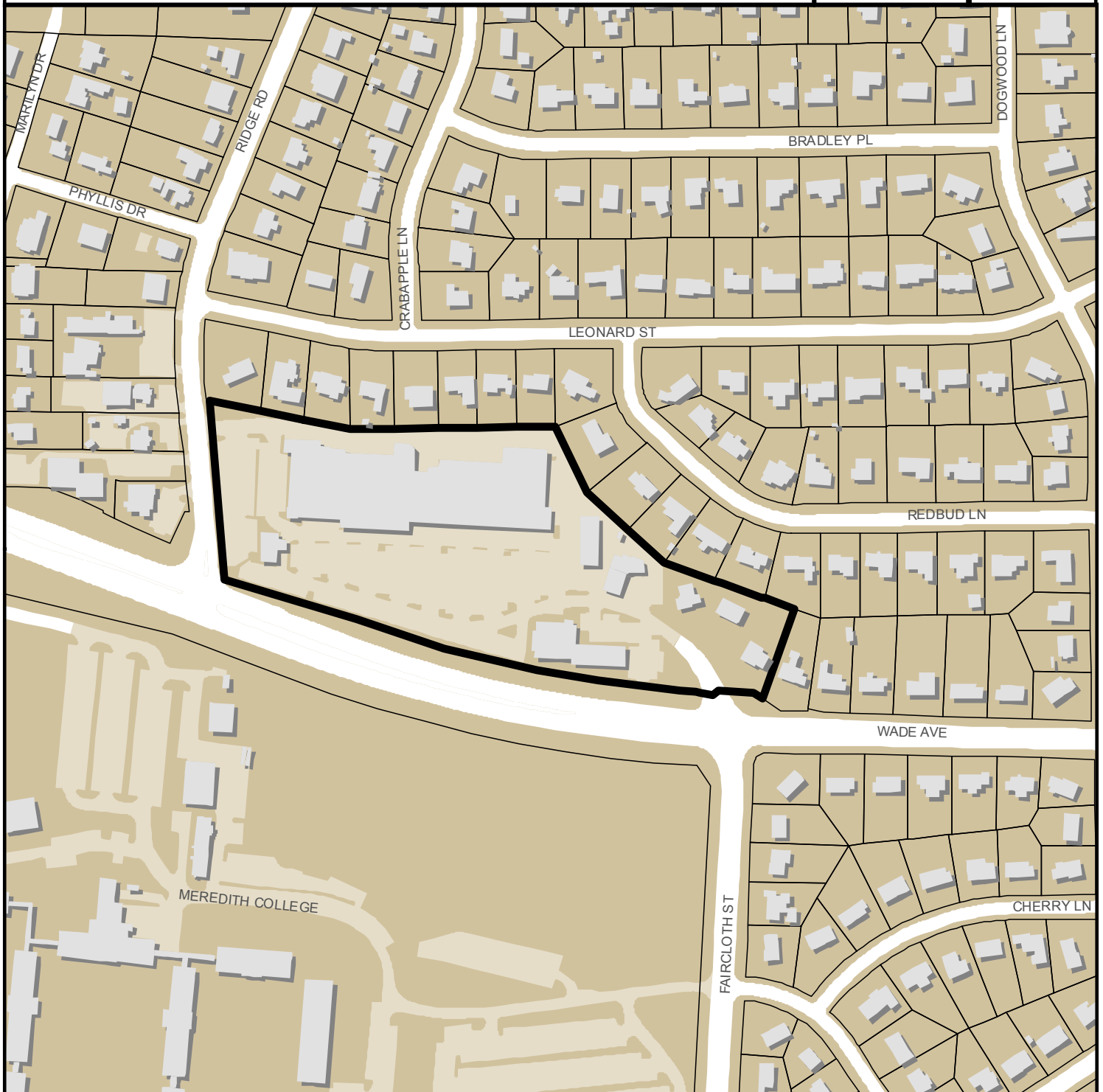


RIDGEWOOD APARTMENTS SP-16-2015



0 300 600 Feet

Zoning: **SC, SC CUD**
CAC: **Glenwood**
Drainage Basin: **Beaver- Southwest**
Acreage: **9.9**
Square Feet: **214,492**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Ridgewood**
Shopping Center
Phone: **(919) 787-2599**





Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY	
<input checked="" type="checkbox"/> Site Plans for Planning Commission	<input type="checkbox"/> Subdivision*	Transaction Number 424129	
<input type="checkbox"/> Preliminary Administrative Site Plans	<input type="checkbox"/> Cluster Subdivision**	Assigned Project Coordinator	
<input type="checkbox"/> Group Housing **	<input type="checkbox"/> Infill Subdivision**	Assigned Team Leader	
<input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Expedited Subdivision Review		
	<input type="checkbox"/> Conventional Subdivision		
	<input type="checkbox"/> Compact Development		
	<input type="checkbox"/> Conservation Subdivision		
* May require Planning Commission or City Council Approval ** Legacy Districts Only			

Has your project previously been through the Due Diligence process? If yes, provide the transaction # **NO**

GENERAL INFORMATION			
Development Name RIDGEWOOD APARTMENTS			
Proposed Use REPLACE EXISTING RETAIL BUILDING WITH NEW MIXED USE BUILDING PROVIDING APARTMENT USE, OFFICE USE, AND RETAIL USE			
Property Address(es) 3514 WADE AVENUE; RALEIGH, NORTH CAROLINA 27607			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed 0794-37-2031	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input checked="" type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval.		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. PROVIDE ZERO FOOT (0') FRONT YARD SETBACK ON WADE AVENUE WITH SEVENTY-NINE FOOT (79') BUILDING HEIGHT RESIDENTIAL DENSITY GREATER THAN 15 DU/ACRE		
CLIENT (Owner or Developer)	Company RIDGEWOOD SHOPPING CENTER, LLC		Name (s) ANDREW TECHET
	Address P.O. BOX 19726; RALEIGH, NORTH CAROLINA 27607		
	Phone 919-787-2599	Email ATECHET@CCHPROPERTIES.COM	Fax 919-782-5386
CONSULTANT (Contact Person for Plans)	Company JDAVIS		Name (s) DAVID BROWN
	Address 510 GLENWOOD AVENUE, SUITE 201; RALEIGH, NORTH CAROLINA 27607		
	Phone 919-835-1500	Email DAVIDB@JDAVISARCHITECTS.COM	Fax 919-835-1510

9.9 Acres Beaverdam SW Drainage
Glenwood CAC SCS SC EUD Zoning No overlay

DEVELOPMENT & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) SC & SC-CUD	Proposed building use(s) APARTMENTS; RETAIL; OFFICE
provide the acreage of each district: SC = +/-7.98; SC-CUD = +/-1.88	Existing Building(s) sq. ft. gross 97,564 SF; 21,738 SF to be demolished
Overlay District NONE	Proposed Building(s) sq. ft. gross 121,082 SF (Apts); 17,584 SF (Retail/Office)
Total Site Acres 9.86 ACRES Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 214,492 SF
Off street parking Required 537 Provided 587	Proposed height of building(s) 79' MAXIMUM
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 50%
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage 17% (site plans only)
CUD (Conditional Use District) case # Z-16-10 (EAST PORTION OF SITE)	

Stormwater Information

Existing Impervious Surface acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. The proposed revision to Ridgewood Shopping Center will add residential use to the existing mix of retail and office uses currently located on the site, incorporating a fuller mix of land uses on the property. The addition of residential use meets many goals of the 2030 Comprehensive Plan. The site is located at the intersection of Wade Avenue with both Faircloth Street to the east, and Ridge Road to the west; all three of these streets have existing transit service routes by either COR CAT and/or TTA. In addition to public transit, Ridgewood is strategically located with direct access to the House Creek Greenway and I-440. Refer to the following policies:

Policy LU 7.2 "Shopping Center Reuse": Policy LU 4.10 "Development at Freeway Interchanges"; Policy LU 3.2 "Location of Growth"; Policy T 2.1 "Integration of Travel Modes"

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached Attached	11. Total number of all lots: 1
2. Total # Of Single Family Lots N/A	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 150	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots N/A	b) Total number of Single Family Lots
6. Total Number of Hotel Units N/A	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 150	d) Total number of Open Space Lots
8. Bedroom Units Studio: 15; 1BR: 108; 2BR: 21; 3BR: 6	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 15.2	f) Total Number of Phases
10. Total number of Open Space (only) lots N/A	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate DAVID BROWN/JDAVIS & LOFTEE SMITH/WITHERS & RAVENEL to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed David Brown Date 2/24/15
Signed _____ Date _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed <u>Site</u> or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
f) Proposed Tree Conservation Plan N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

